

**Minutes
Williamson County
Board of Zoning Appeals
January 25, 2007**

Members Present

Dave Ausbrooks, Chairman
Ed Jagers, Co-Chairman
Steve Wherley, Secretary
Don Crohan
Sue Workman

Staff Present

Lee Sanders
Linda Hodges
Brenda Midgett
Bobby Cook, County Attorney

The Williamson County Board of Zoning Appeals met in regular session on January 25, 2007, in the Auditorium of the Williamson County Administrative Complex. Chairman Dave Ausbrooks opened the meeting with a public statement that he read stating that the Board of Zoning Appeals is made up of five citizens nominated as Board members by the County Mayor. One member is a Planning Commissioner, one member may be a County Commissioner and the remaining members are not otherwise connected with County Government. He went on to say the Board will hear from anyone who has anything to say to the Board relevant to the request at hand. However, the Board will not view or hear anything that does not have direct bearing on the item being heard. He requested that all comments be addressed to the Board.

Chairman Ausbrooks then asked the members to consider the minutes. Don Crohan made the motion to approve the minutes of the December 21, 2006, meeting as printed, and Steve Wherley seconded the motion. The motion was unanimously approved.

ITEM 1

Election of Officers.

Don Crohan made a motion to re-elect the current officers by acclamation. Sue Workman seconded the motion. Motion was unanimously approved.

David Ausbrooks - Chairman
Ed Jagers - Vice Chairman
Steve Wherley - Secretary

ITEM 2

A request by Monty Lankford for a variance of the requirement to install fence around a swimming pool at 4141 Trinity Road. The property is zoned Suburban Estate and is located in the 4th district.

Linda Hodges read the staff report, and reviewed the background (see agenda report). The overhead projector was utilized for the aerial view of the property and site plan. Lee Sanders indicated

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to the Board the location of the house and swimming pool. By using the aerial view of the property, Mr. Sanders was able to point out the floodplain areas of the property as well as the ponds, creeks and the Harpeth River.

Mr. Monty Lankford represented the item. He stated that the staff report was accurate.

Sue Workman asked Mr. Lankford how many people were in his household.

Mr. Lankford stated three; himself, his wife and their son who is a sophomore in high school.

Sue Workman asked Mr. Lankford if he felt there was no danger of people getting into the pool because of where he lives.

Mr. Lankford stated he doesn't feel a fence is needed since he is so far back from the road. He stated he is going to place a gate at the entrance of his driveway for security sometime in the future. Mr. Lankford stated a person would have a better chance of drowning in the pond than in the pool.

Chairman Ausbrooks stated a pool fence is for protection of the family and not just for strangers. He stated there is more danger of drowning in a swimming pool than a pond because of the steep drop-off and possibility of someone hitting their head and becoming unconscious..Chairman Ausbrooks felt there was nothing unusual about the topography of the property to keep Mr. Lankford from installing a fence around the pool.

Mr. Lankford referred to the retaining wall and how it would affect the pool fencing and gate.

Chairman Ausbrooks opened the meeting to the public.

There being no one to speak, Chairman Ausbrooks closed the public hearing.

Don Crohan asked Mr. Sanders to place on the overhead projector the General Standards for Variance. He stated he feels there is no reason Mr. Lankford cannot meet the requirements of Division 4300 E.

Don Crohan made a motion to deny the request because it does not meet the requirements of Division 4300 E and Section 9601 of the zoning ordinance. Steve Wherley seconded the motion. Motion was approved by unanimous voice vote.

There being no further business to come before the Board, meeting was adjourned.

Secretary's Signature

Date